

Conquistador Homeowners Assoc
Capital Improvement Committee
2/4/22 Meeting Minutes

Attendees: Jerry DeSantis (chair), Joe Endress, Mona Gerrard, Phil Gorton, Matt Hollister, Kathleen Murphy, David Sherlock, Pam Vaughan, Bonnie Guenther (ex-officio)

1. Project Status

- A. Clubhouse – Architectural Committee to complete project within budgeted funds and keep the board informed.
- B. Matt is working with Doug Fitzwater Inc., Landscape Architect on design for entry signage, traffic circle landscape and Bathhouse area.
- C. Joe provided a review of reserve account status and projections for potential projects. (Attached)
- D. Portions of the bathhouse exterior have been painted.
- E. Painting and rescreening of the clubhouse screen-room has been completed.
- F. Streetlighting and site electrical improvements were discussed. It was agreed that this is an important project that should be expanded to include provisions for electric car charging. Jacob has cleaned many of the fixtures and replaced fixtures at the entry gates.
- G. The community capital improvement survey will be delayed until the next annual meeting.

2. Dock repair project scope and costs

- A. Two quotes have been received (attached). Neither contractor proposes reusing the existing concrete piers. We are waiting for a third quote from a dock construction firm affiliated with SnapJacket Inc. which is a firm that has a method of reinforcing existing piers. Additional information on the Snapjacket process is available at https://shorelineplastics.com/snapjacket/?_vsrefdom=googleads&gclid=Cj0KCQiAuvOPBhDXARIsAKzLQ8HwaQoP1KqEwXhQOFrJcnzSTGgVPRLrnZIMOBteCVtnTOJmCUpN7goaAk8UEALw_wcB
- B. The quoted prices do not include any design work, other permitting costs that may be required. Additional quotes will also have to be received for water and electrical.
- C. Bonnie is working on installing a ladder on the dock which is the primary code issue identified in the report received last fall.

3. Priorities and Schedule

- A. Items were discussed with the following decisions:
 - i. Matt will work with the landscape architect to expand the scope to include a review of the front entry building and intersection and waterfront access areas. This will be preliminary design and estimates at this point so we can decide what elements to bring to full design.
 - ii. West exterior privacy wall – The Committee Recommends prioritization and completion of west privacy wall clean and paint at a cost of about \$30,000. Matt volunteered to contact the county to see if they could assist.
 - iii. We will hold any activity on clubhouse emergency generator until we make a recommendation on the dock.

4. Next meeting **Friday March 4, 2022 at 10 AM**. The purpose of the meeting will be to make decisions on an April recommendation the board.

CONQUISTADOR
HOME OWNERS ASSOCIATION

RESERVES		MONTHLY FUNDING	as of Jan/2022	end of Q1/2022	end of Q2/2022	end of Q3/2022	end of Q4/2022
POTENTIAL PROJECTS	RESERVE SOURCE						
CLUBHOUSE RENOVATION 310	\$	2,513.00	\$ 33,395.24	\$ 40,478.24	\$ 46,017.24	\$ 53,556.24	\$ 63,095.24
CLUBHOUSE POOL & DECK 313	\$	2,500.00	\$ (8,244.65)	\$ (744.65)	\$ 6,755.35	\$ 14,255.35	\$ 21,755.35
DOCK 317	\$	500.00	\$ 24,509.79	\$ 26,009.79	\$ 27,508.79	\$ 28,009.79	\$ 30,508.79 --
LANDSCAPE 319	\$	134.00	\$ 1,591.18	\$ 1,993.18	\$ 2,395.18	\$ 2,797.18	\$ 3,199.18
REVALUTIZATION 310	\$	2,000.00	\$ 4,071.88	\$ 10,071.88	\$ 14,071.88	\$ 22,071.88	\$ 26,071.88
HYDRANTS, METERS, & VALVES 322	\$	665.00	\$ 1,995.00	\$ 3,990.00	\$ 5,985.00	\$ 7,980.00	\$ 9,980.00
CAPITAL IMPROVEMENTS 325	\$	6,819.00	\$ -	\$ -	\$ 20,577.00	\$ 41,154.00	\$ 61,731.00
WEST WALL	OPS BUDGET						
POOL LIGHTING	OPS BUDGET	310					
CLUBHOUSE BATHHOUSE	OPS BUDGET	310					
WAVEFINDING SIGNAGE	OPS BUDGET	325					
FRONT ENTRANCE SIGNAGE	OPS BUDGET	325					
HYDRANT, METERS, VALVES, PUMPS	OPS BUDGET	318					
FIRE ALARM SYSTEM	OPS BUDGET	310					
ELECTRICAL PANELS (CLUBHOUSE)	OPS BUDGET	310 OR 325					
FRONT GATE	OPS BUDGET	325					
EAST WALL	OPS BUDGET	325					

**Otis Leonard Docks and Accessories 1608 SE Apache Ave Stuart,FL 34994
772-263-2764**

772-263-2764

Proposal submitted to:

Conquistador Condominiums 1800 St Lucie Blvd

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Construct a dock built the same dimensions as the old one, 400ft long 7ft wide!

Removal of all old concrete piles and decking and haul away!

New dock dock will have new 10inch piles,new 2x8 stringers,doubled with 2x8 center stringers,double2x8 braces,all stainless hardware,screws and bolts,all pilings wrapped,new composite decking,new water lines,includes all permitting!

\$297,579.00

50% down, balance due upon completion

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of \$297,579.00



PS Boat Lifts

Conquistador Condominium Homes
1800 Southeast Saint Lucie Boulevard
Stuart, FL 34996

📞 (772) 283-2363
✉️ manager@conquistadorliving.com

ESTIMATE	#410
ESTIMATE DATE	Nov 08, 2021
TOTAL	\$180,353.00

CONTACT US

3340 SE Fairmont St
Stuart, FL 34997

📞 (772) 215-1682
✉️ Psboatlifts@gmail.com

ESTIMATE

Services	qty	unit price	amount
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NOTES

This quote is to replace the existing dock. Remove all the wood and leave the cement piles. We will build the new dock above the existing piles with wood piles. This quote is only for the dock. Electrical and plumbing is now included. Stainless steel railing needs more details to quote prices for that. This quote is based on the drawing we received and is attached to this quote.

Materials	qty	unit price	amount
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Remove old Dock and Rebuild New	1.0	\$175,853.00	\$175,853.00
Remove and dispose of all wood on the dock. Rebuild with all marine pilings and lumber that are graded in accordance with ASTM D25 and are treated to 2.50 lbs p.c.f. retention of CCA. We also only use Stainless hardware. The new dock will consist of approximately 60 plies, 2576 sq ft of composite deck and the three step lower platform. Piles will be wrapped to extend life of the piles.			
Service - Permit Expediting by Merseas Company	1.0	\$4,500.00	\$4,500.00
Includes sea grass survey if needed. Actual Permit fees from Martin County will be added when assessed when permit is approved.			
Subtotal			\$180,353.00
Tax (Martin County 6.5%)			\$0.00
Total			\$180,353.00

APPROVE

DECLINE

We appreciate your business!

PS Boat Lifts | PS Boatlifts

<http://www.psboatlifts@gmail.com>



(https://www.housecallpro.com/features/estimating-software/?utm_source=estimate&utm_medium=in-product&utm_content=logo-1&utm_campaign=estimate&mc=product&msc=estimate&email=manager@conquistadorliving.com)